

## ATTACHMENT 1

### EXHIBIT A – FINDINGS

#### ***CEQA Exemption***

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the 399 square-foot addition is a small addition to an existing residence, and the addition is in character with the residence and neighborhood. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

#### ***Minor Use Permit***

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed residential addition is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Public Works, Coastal Watersheds, Visual and Scenic Resources, Hazards and Archeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code. The proposed project is an allowed use in the Residential Multi-Family land use category and complies with applicable height, setbacks, and other applicable development standards.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the residential addition will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residential addition will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Surf Avenue, a local road that is constructed to a level able to handle any additional traffic associated with the project.

#### ***Coastal Access***

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

#### ***Archeologically Sensitive Area***

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because project is a second-story addition, and will not result in any ground disturbance.

#### ***Airport Land Use Plan Compatibility***

- I. The proposed project is compatible with the Oceano County Airport Land Use Plan because the proposed residential addition is considered compatible with the Airport Land Use Plan, as the addition will not increase the height of the existing structure. The project includes a condition of approval requiring the recordation of an avigation easement prior to issuance of a building permit.